



11

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 1, 2020

SUBJECT: DR19-142, ALTA CLIMBING GYM AND FITNESS

STRATEGIC INITIATIVE: Exceptional Built Environment

This project would allow for a new *Entertainment and Recreation, Indoor* use/development on undeveloped property.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-142 Alta Climbing Gym and Fitness: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approx. 3.51 acres, generally located northwest of Power and Pecos Roads, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: dcb Construction Co.
Name: Gary DeBartolo
Address: 909 E. 62nd Ave.
Denver, CO 80216
Phone: 303-287-5525
Email: gdebartolo@dcb1.com

OWNER

Company: Baconator LLC
Address: 3660 E. Bridgeport Parkway
Gilbert, AZ 85295
Phone: 602-481-1410
Email: eric@nuflowphoenix.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 22, 1997</i>	Town Council approved Ordinance No. 1048, Power Ranch PAD rezoning 2,054 acres from Agricultural to I-1, C-2, C-1, R-3, R-TH, R1-5, R1-7, R1-8, and PF/OS.
<i>March 2, 1999</i>	Town Council approved Ordinance No. 1156 amending Ordinance No. 1048, Power Ranch PAD.
<i>July 20, 1999</i>	Town Council approved Ordinance No. 1187 amending Ordinance No. 1156, Power Ranch PAD rezoning 69 acres from Agricultural PAD to R1-8, R1-7, R1-5, R-3, and C-2 PAD.
<i>July 20, 2000</i>	Town Council approved Ordinance No. 1284 amending Ordinance No. 1187, amending the development plan for the Power Ranch PAD, adding and rezoning 31.6 acres from R-43 to C-2 PAD, rezoning 14 acres from C-2 to PF/OS, and rezoning 10 acres from R-3 to C-2.
<i>January 21, 2003</i>	Town Council approved Ordinance No. 1450, amending Ordinance No. 1284, amending the road dedications.
<i>December 18, 2007</i>	Town Council approved Ordinance No. 2097 amending Ordinance Nos. 1048, 1156, 1187, 1284, and 1450, deleting 69.2 acres from the Power Ranch PAD, rezoning 38.4 acres from BP (PAD) to LI and 9.9 acres of GC, 27.7 acres of GC (PAD) to GC, and 3.1 acres of PF/I (PAD) to PF/I.
<i>February 14, 2008</i>	Planning Commission approved S07-08, a pre-plat and open space plan for the Depot at Power Ranch.
<i>January 9, 2019</i>	Planning Commission approved UP17-1049 for a Conditional Use Permit for a “ <i>Vehicle Services, Heavy</i> ” use in the General Commercial (GC) zoning district.
<i>April 3, 2019</i>	Design Review Board approved DR18-156 Platinum Auto Body on Lot 6 of the Depot at Power Ranch.
<i>January 8, 2020</i>	Planning Commission reviewed Alta Climbing at Study Session.

Overview

The subject site is located on a 3.51-acre vacant parcel, within a 69-acre commercial subdivision known as the Depot at Power Ranch, located west of the northwest corner of Power and Pecos Roads. The property is zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Alta Climbing Gym and Fitness is a proposed state-of-the-art indoor climbing facility with competition climbing walls, in addition to multiple other climbing features.

Alta Climbing Gym and Fitness is the second property to submit for Design Review in the Depot at Power Ranch commercial subdivision in the past year after remaining dormant for nearly a decade.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial	Light Industrial (LI) PAD	Vacant
South	Residential>3.5-5 DU/Acre and Shopping Center	Single Family – D (SF-D) PAD and Shopping Center (SC) PAD	Pecos Road ROW, Power Ranch Residential Community, and Vacant
East	General Commercial	Public Facility/Institutional (PF/I) PAD	Vacant (Under DR review for Guardian Storage)
West	General Commercial	General Commercial (GC) PAD	Vacant
Site	General Commercial	General Commercial (GC) PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC (GC)	Proposed
Maximum Height (ft.)	45'	44' to roof midpoint. (60' ridge and 28' eave)
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (nonresidential)	20'	20'
Rear (nonresidential)	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (nonresidential)	20'	20'
Rear (nonresidential)	20'	20'
Landscaping (% of net lot area)	15%	37%
Parking and Loading 1 space per 150 sq.ft.	192 spaces	193 spaces

DISCUSSION**Site**

The proposed pad development will be one phase and includes a 28,720 sq. ft. climbing gym building, classified as an *Entertainment and Recreation, Indoor (Large Scale)* use on approximately 3.51 acres. Access to the subject site will be from South Ranch House Court and a shared access with the adjoining Lot D from East Pecos Road. The proposed parking will be predominately located on the southern portion of the site along Pecos Road. The Ranch House Court right-of-way and other various improvements will be constructed with this development.

Landscape

The proposed on-site landscaping palette primarily consists of Desert Museum Palo Verde, Southern Live Oak, Texas Ebony, Flowered Agave, Red Yucca, and various other shrubbery.

Right-of-way landscaping along Pecos Road will match the Power Ranch theme and spacing used on the southern Pecos landscape area.

Right-of-way area landscaping along Pecos Road in front of the subject site, as well as the landscape area in front of the parcels to the east and west, will be installed with this project per the approved Final Plat. Due to a waterline in the right-of-way landscape area, trees in the right-of-way will be moved onto the subject property along the frontage.

Grading and Drainage

Utility easements are indicated along the north, west and south property lines with an existing retention basin in the southwest corner. The lot is very flat, generally sloping down from east to west. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

Building architecture is proposed to be a modern architectural theme consisting of vertical wall faces incorporating integrally colored ground faced CMU accent walls and a combination of two insulated smooth faced flat metal panel types in complimentary colors. Roof material will be a standing seam metal finish. The differing wall materials at varying heights, articulated horizontal wall faces and multiple single pitched roof planes at different heights will add visual interest to the contemporary exterior façade associated with this type of use.

Other proposed features include cantilevered window canopies, solid covered entry canopy, trellis covered exterior patio and a potential covered roof deck. Mechanical equipment is planned to be ground based, appropriately screened, leaving the roof with a clean look without the need for mechanical screens.

Signage

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town, and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-142 Alta Climbing Gym and Fitness: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approx. 3.51 acres, generally located northwest of Power and Pecos Roads, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the April 1, 2020 public hearing.

2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.

Respectfully submitted,

A handwritten signature in black ink that reads "Joshua Rogers". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Site Plan
- 4) Off-Site Improvement Phasing Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations
- 9) Floor Plans
- 10) Lighting

**FINDINGS OF FACT
DR19-142, Alta Climbing Gym and Fitness**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR19-142 - Alta Climbing Gym and Fitness
Attachment 2: NOPH

PLANNING COMMISSION DATE:

Wednesday, April 1, 2020* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

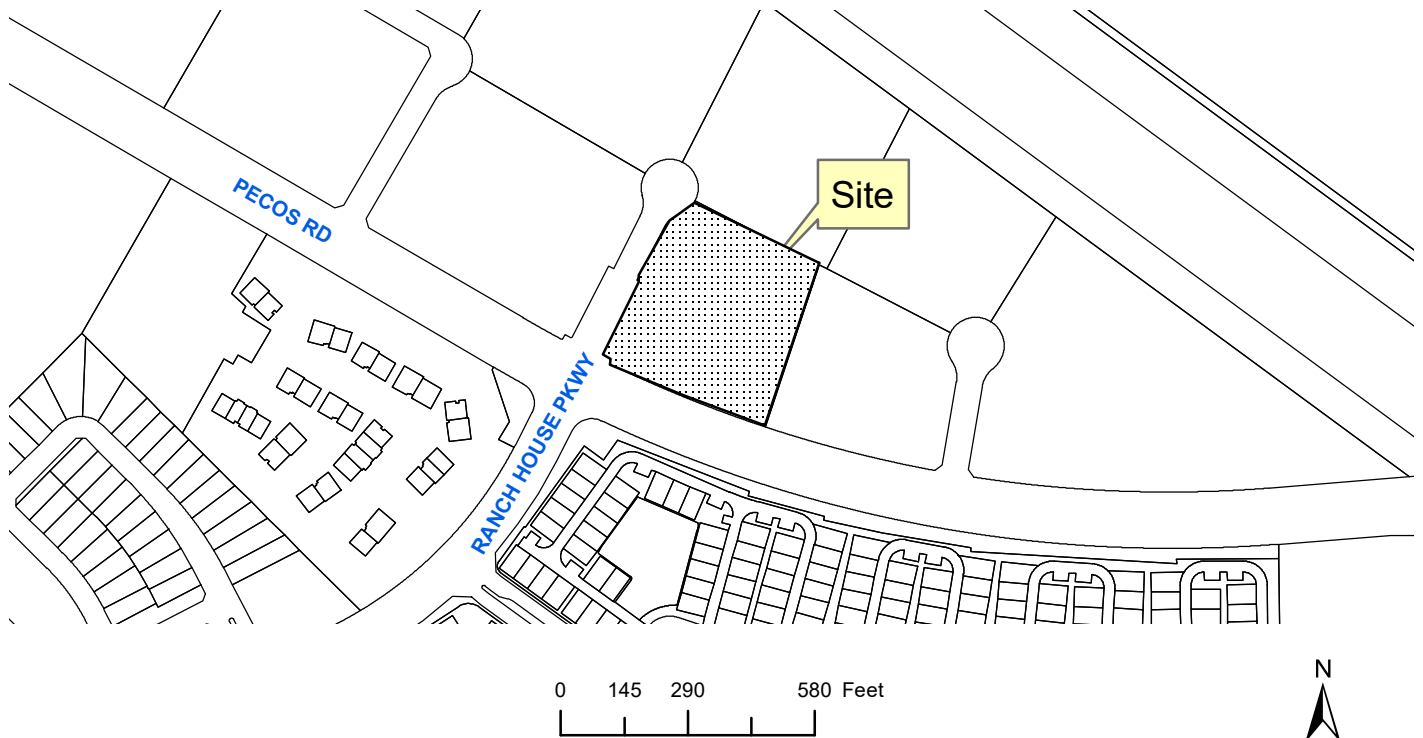
***Call Planning Division to verify date and time: (480) 503-6589**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

DR19-142 ALTA CLIMBING GYM AND FITNESS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.51 acres, generally located northwest Power and Pecos Roads, and zoned General Commercial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: dcb Construction Co.
CONTACT: Gary DeBartolo
ADDRESS: 909 E. 62nd Ave.
Denver, CO 80216

TELEPHONE: (303) 287-5525
E-MAIL: gdebartolo@dcbl.com/mbray@dcbl.com

SITE PLAN
FOR
ALTA CLIMBING GYM
3193 S RANCH HOUSE COURT
GILBERT, AZ 85297

TOWN OF GILBERT SITE PLAN NOTES:

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6" SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
 - ROUTED UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY.
 - THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

TOWN OF GILBERT STANDARD FIRE DEPARTMENT NOTES

- CONSTRUCTION WITHIN THE TOWN OF GILBERT SHALL COMPLY WITH THE 2012 INTERNATIONAL FIRE CODE (IFC) AS AMENDED AND ADOPTED BY FIRE CODE SUB-SECTIONS 10-37-1, 10-37-2, AND 2012 FIRE CODE INTERPRETATIONS & REGULATIONS
- THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
- PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, AND STANDPIPES SHALL BE SUBMITTED TO THE PERMITTING & PLAN REVIEW DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- A KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOXES SHALL BE REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICAL. REFER TO 2012 FIRE CODE INTERPRETATIONS & REGULATIONS 12-506.1 KEY BOXES.

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT CONSISTS OF A NEW 28,720 SQUARE FOOT ALTA CLIMBING & FITNESS BUILDING AND ASSOCIATED SITE IMPROVEMENTS IN GILBERT, ARIZONA. THE OVERALL SITE, 3.4019 ± ACRES, IS BOUNDED BY UNDEVELOPED LAND TO THE NORTH AND EAST, E PECOS ROAD TO THE SOUTH, AND RANCH HOUSE COURT TO THE WEST.

THE PROPOSED ESTABLISHMENT IS A ROCK CLIMBING AND FITNESS GYM. THE CURRENT ZONING FOR THE SITE IS GENERAL COMMERCIAL (GC). THE ZONING TO THE NORTH AND EAST IS LIGHT INDUSTRIAL (LI). THE ZONING TO THE EAST OF THE SITE IS GENERAL COMMERCIAL (GC).

THE PROPOSED DEVELOPMENT WILL RETAIN THE 50-YR, 24-HR STORM EVENT ON-SITE IN UNDERGROUND STORAGE PIPES, IN THE PARKING AREA AND A SURFACE BASIN IN THE SOUTHERN PORTION OF THE SITE THAT WILL DRAIN VIA DRYWELLS WITHIN 36 HOURS.

FLOOD ZONE

THIS SITE IS LOCATED WITHIN FLOODZONE 'X' FEMA FLOOD MAP 04013C2762M DATED NOVEMBER 4, 2015. ZONE 'X' IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

BENCHMARK

TOWN OF GILBERT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF PECOS RD AND RECKER RD.
ELEVATION=1316.50' NAVD 88 (PER THE MARICOPA COUNTY GDACS PROJECT)

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER SECION 01, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SLAT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA.
MEASURED BEARING=N89°28'06"E

DRAINAGE STATEMENT:

THE PROPOSED DEVELOPMENT WILL RETAIN ALL ON-SITE AND ADJACENT HALF-STREET FLOWS GENERATED FROM THE 50-YEAR 24-HOUR STORM IN SURFACE AND UNDERGROUND RETENTION BASINS PER TOWN OF GILBERT PUBLIC WORKS AND ENGINEERING STANDARDS.

LEGAL DESCRIPTION

LOT 4, THE DEPOT AT POWER RANCH, ACCORDING TO THEPLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1035 OF MAPS, PAGE 38.
APN: 313-17-588

OWNER

BACONATOR LLC
3660 E. BRIDGEPORT PARKWAY
GILBERT, AZ 85295
TEL NO. (602)-481-1410
CONTACT: ERIC
EMAIL: ERIC@NUFLOWPHOENIX.COM

APPLICANT

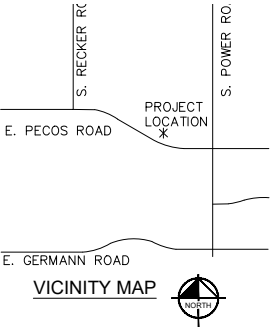
DCB CONSTRUCTION
909 EAST 62ND AVE
DENVER, COLORADO 80216
TEL NO. (303)-287-5525
CONTACT: GARY DEBARTOLO
EMAIL: GDEBARTOLO@DCB1.COM

ARCHITECT

DCB CONSTRUCTION
909 EAST 62ND AVE
DENVER, COLORADO 80216
TEL NO. (303)-287-5525
CONTACT: GARY DEBARTOLO
EMAIL: GDEBARTOLO@DCB1.COM

ENGINEER

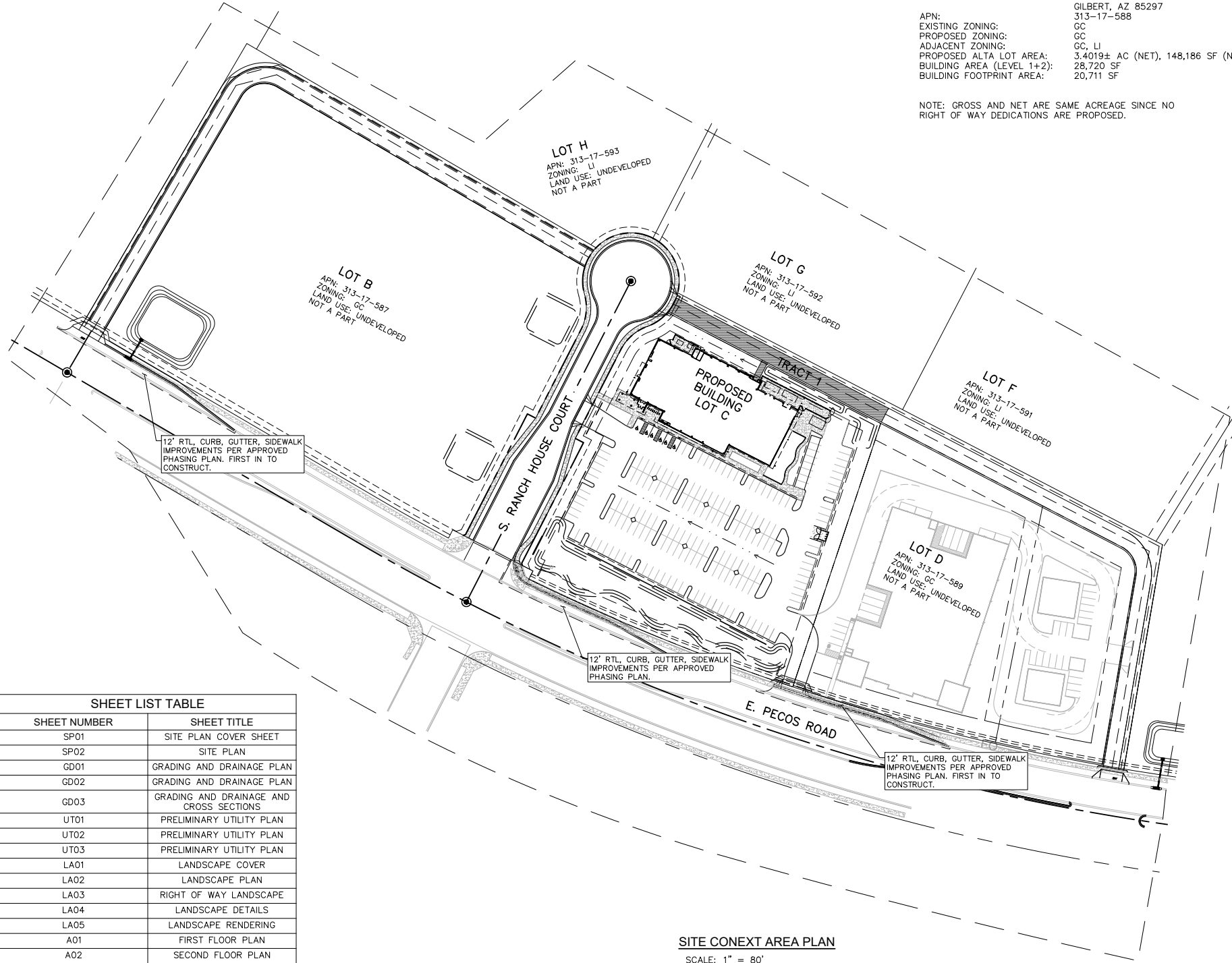
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL NO. (480) 207-2666
CONTACT: HEATHER ROBERTS, PE
EMAIL: HEATHERD.ROBERTS@KIMLEY-HORN.COM



SITE CALCULATIONS

ADDRESS: 3193 S RANCH HOUSE COURT
GILBERT, AZ 85297
APN: 313-17-588
EXISTING ZONING: GC
PROPOSED ZONING: GC, LI
ADJACENT ZONING: GC, LI
PROPOSED ALTA LOT AREA: 3,4019± AC (NET), 148,186 SF (NET)
BUILDING AREA (LEVEL 1+2): 28,720 SF
BUILDING FOOTPRINT AREA: 20,711 SF

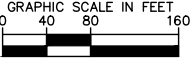
NOTE: GROSS AND NET ARE SAME ACREAGE SINCE NO RIGHT OF WAY DEDICATIONS ARE PROPOSED.



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
SP01	SITE PLAN COVER SHEET
SP02	SITE PLAN
GD01	GRADING AND DRAINAGE PLAN
GD02	GRADING AND DRAINAGE PLAN
GD03	GRADING AND DRAINAGE AND CROSS SECTIONS
UT01	PRELIMINARY UTILITY PLAN
UT02	PRELIMINARY UTILITY PLAN
UT03	PRELIMINARY UTILITY PLAN
LA01	LANDSCAPE COVER
LA02	LANDSCAPE PLAN
LA03	RIGHT OF WAY LANDSCAPE
LA04	LANDSCAPE DETAILS
LA05	LANDSCAPE RENDERING
A01	FIRST FLOOR PLAN
A02	SECOND FLOOR PLAN
A03	ROOF PLAN
A04	ELEVATIONS
A05	ELEVATIONS
A06	PERSPECTIVE VIEWS
E01	PHOTOMETRIC SITE PLAN
E02	LIGHTING SCHEDULE, DETAILS

SITE CONEXT AREA PLAN

SCALE: 1" = 80'



NEW FACILITY FOR:
ALTA CLIMBING and FITNESS

Design Project No.: 291381000

Drawing Title:

**SITE PLAN
COVER SHEET**
81000SP-CV.dwg

Drawing No.:

SP01
01 OF 02 SHEETS

dcbb construction company, inc.
908 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3897 • www.dcbi.com



Horizontal Scale: 1"=80'
Vertical Scale: N/A

KimleyHorn
©2020 Kimley-Horn and Associates, Inc.
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480) 207-2666

3193 S. Ranch House Court, Gilbert AZ 85297

LOT B
APN: 313-17-587
ZONING: GC
LAND USE: UNDEVELOPED
NOT A PART

LOT F
APN: 313-17-591
ZONING: LI
LAND USE: UNDEVELOPED
NOT A PART

CONCRETE HARDSCAPE
PROPERTY LINE 55'
PARKING SPACE COUNT
ADA PATH
ALL WEATHER ROAD SURFACE

E. PECOS ROAD

PROJECT LOCATION *

VICINITY MAP

GRAPHIC SCALE IN FEET

0 15 30 60

A horizontal scale bar with four segments. The first segment (0 to 15 feet) is white. The second segment (15 to 30 feet) is black. The third segment (30 to 45 feet) is white. The fourth segment (45 to 60 feet) is black. The segments are labeled 0, 15, 30, and 60 at the top.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	65.00'	48.84'	N48°39'06"E	47.70'	43°02'57"	25.64'
C10	2934.43'	384.49'	N67°48'41"W	384.21'	7°30'26"	192.52'
C11	65.00'	48.84'	S5°36'09"E	47.70'	43°02'56"	25.64'
C12	65.00'	301.88'	S62°52'27"E	95.00'	266°05'45"	69.59'
C14	3000.00'	1817.40'	S77°00'39"E	1789.74'	34°42'35"	937.55'

ADDRESS: 3193 S. RANCH HOUSE COURT
GILBERT, AZ 85297

EXISTING ZONING: GC
PROPOSED ZONING: GC
ADJACENT ZONING: GC, LI

BUILDING AREA (LEVEL 1+2): 28,720 SF
BUILDING FOOTPRINT AREA: 20,711 SF
LOT COVERAGE PERCENTAGE: 20,711 SF/148,186 SF = 14%

LANDSCAPE AREA: 49,450 SF
LANDSCAPE PERCENTAGE: 49,450 SF / 148,186 SF = 33.37%

REQUIRED PARKING RATIO	1 SPACE PER 150 SF	
	28,720 SF/150 SF = 192 SPACES	
INDIVIDUAL PARKING:	REQUIRED	PROVIDED
STANDARD	188	187
ACCESSIBLE PER ADA	4	6
TOTAL PARKING	192	193
REQUIRED BICYCLE PARKING:	1/10 VEHICLE PARKING SPACES (100 MAX)	
	REQUIRED	PROVIDED
	19	20

Submission / Revision	
12/2019	Site Plan Submittal

construction company, inc.
denver, colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.c



Horizontal Scale: 1"=30'
Vertical Scale: N/A

Kimley»Horn
©2020 Kimley-Horn and Associates, Inc.
1001 West Southern Avenue, Suite 131
Tucson, Arizona 85710 (480) 207-2666

NEW FACILITY FOR:
ALTA CLIMBING and FITNESS

Design Project No.:
291381000

Drawing Title:

SITE PLAN

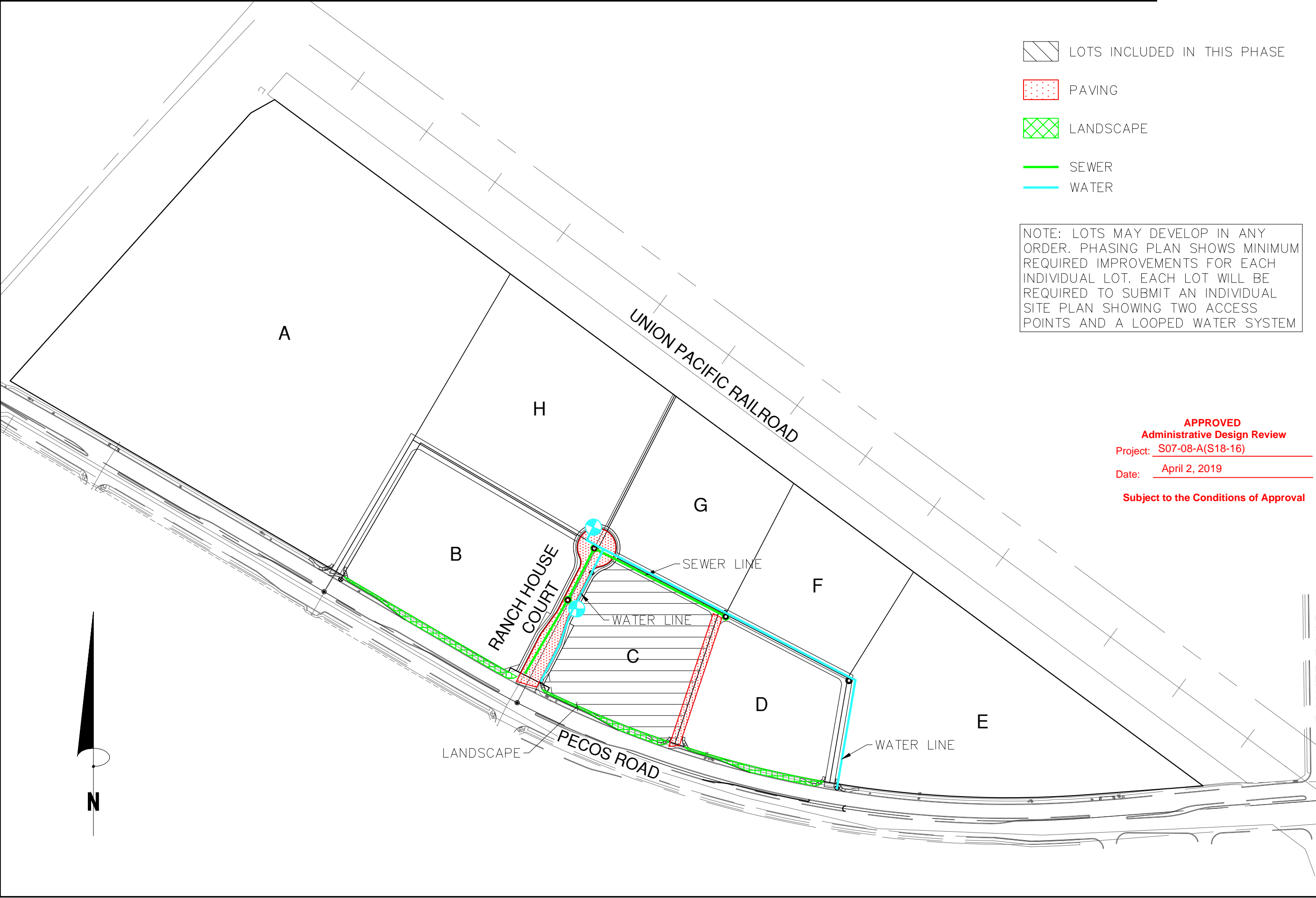
81000SP.dwg

Drawing No.:

SP02

01 OF 02 SHEETS

K:\EAV_Civil\2913581000 - ALTA Climbing & Fitness\CADD\DRB\810000SP.dwg Mar 10, 2020 Paige Reilly



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BACONATOR LLC
3660 E. BRIDGEPORT PARKWAY
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TEL NO. (303)-287-5525
CONTACT: GARY DEBARTOLO
EMAIL: GDEBARTOLO@DCB1.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES
1001 WEST SOUTHERN AVE. SUITE 200
MESA, ARIZONA 85210
TEL NO. (480) 207-2666
CONTACT: HEATHER ROBERTS,
EMAIL: HEATHER.ROBERTS@KIMLEY-HORN.COM

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, TOWN OF GILBERT, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 365 DAYS AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR OWNER'S REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
30. PRIOR TO INITIATING THE 365-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 365-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

ADDRESS: 3193 S RANCH HOUSE COURT
GILBERT, AZ 85297
APN: 313-17-588
EXISTING ZONING: CC
PROPOSED ZONING: CC
ADJACENT ZONING: CC, LI
PROPOSED ALTA LOT AREA: 3,401± AC (NET), 148,186 SF (NET)
BUILDING AREA (LEVEL 1+2): 28,720 SF
BUILDING FOOTPRINT AREA: 20,711 SF

TOWN OF GILBERT NOTES

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF IIE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM IIE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY IIE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN IN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUND COVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

1. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

TOWN OF GILBERT RECLAIMED WATER NOTES

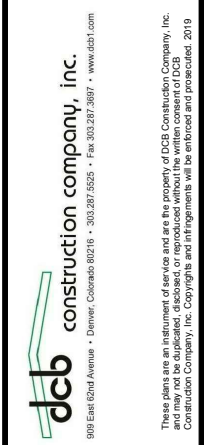
THE LANDSCAPE CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING, THROUGH THE CONSTRUCTION PHASE, AND CONTINUE THROUGH THE END OF A **ONE-YEAR (365 DAY) MAINTENANCE PERIOD**. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY, GROWING CONDITION BY PERFORMING NECESSARY OPERATIONS INCLUDING, BUT NOT LIMITED TO, PRUNING, RE-STAKING, RAISING OF SETTLED ROOTBALLS, WEED CONTROL, AND PEST CONTROL. DECOMPOSED GRANITE AREAS SHALL BE MAINTAINED FREE OF TRASH AND DEBRIS. WEEDS AND GRASSES SHALL BE CONTROLLED BY CHEMICAL MEANS. AN ARIZONA PESTICIDE LICENSED PROFESSIONAL SHALL PERFORM ALL CHEMICAL CONTROL. THE IRRIGATION SYSTEM SHALL BE TESTED AND PROGRAMMED AS NECESSARY TO KEEP THE LANDSCAPE CONTINUOUSLY WATERED, FULL COVERAGE, ADHERING TO AN APPROVED IRRIGATION SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SKILL, ETC. REQUIRED TO MAINTAIN LANDSCAPE AND IRRIGATION.

THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE OWNER AND THE LANDSCAPE ARCHITECT WHEN THE LANDSCAPE AND IRRIGATION WORK IS SUBSTANTIALLY COMPLETE. THE LANDSCAPE CONTRACTOR WILL BE NOTIFIED OF ANY REQUIRED CORRECTIONS, REPAIRS, OR REPLACEMENTS. ONCE SUBSTANTIAL COMPLETION ITEMS HAVE BEEN ADDRESSED, AND SUBJECT TO THE APPROVAL OF WORK BY THE OWNER AND/OR LANDSCAPE ARCHITECT IN WRITING, THE ONE-YEAR MAINTENANCE PERIOD WILL BEGIN. **ALL PLANT MATERIAL AND INSTALLATION SHALL BE 100 PERCENT GUARANTEED BY THE CONTRACTOR THROUGH THE CONSTRUCTION PHASE AND THROUGH THE ONE YEAR (365 DAY) MAINTENANCE PERIOD.** MAINTENANCE SHALL BE PERFORMED A MINIMUM OF ONCE A WEEK THROUGH THE END OF THE MAINTENANCE PERIOD.

LANDSCAPE CODE REQUIREMENTS (LOT C)		
ROW LANDSCAPE	REQUIRED	PROVIDED
PECOS RD (1 TREE/25 LF; 3 SHRUBS/ TREE) - 353 LF	14 TREES / 42 SHRUBS	*14 TREES & 77 SHRUBS
RANCH HOUSE CT (1 TREE/25 LF; 3 SHRUBS/ TREE) - 364 LF	15 TREES / 45 SHRUBS	18 TREES & 54 SHRUBS
SIDE AND REAR LANDSCAPE AREA	REQUIRED	PROVIDED
3 EVERGREEN TREES PER 1000 SQFT	(10,650 SQFT / 1000) 11 TREES	13 TREES
5 SHRUBS PER 100 SQFT	(10,650 / 100) 107 SHRUBS	127 SHRUBS
20% VEGETATIVE GROUND COVER	20%	> 20%
100% INORGANIC GROUND COVER	100%	100%
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
3-4' CONTINUOUS HEDGE / OR 3' SCREEN WALL	-	PROVIDED
3-6 FT SETBACK FROM PARKING	-	-
1 TREE PER 8 SPACES	193 SPACES / 24 TREES	30 TREES
SITE LANDSCAPE AREA	REQUIRED	PROVIDED
ON-SITE LANDSCAPE AREA	-	49,450
OFF-SITE LANDSCAPE AREA	-	3,069 SF
TOTAL LANDSCAPE AREA	15% (22,228 SF)	35.4% (22,476 SF)
PERCENT (%) OPEN SPACE	-	37.30%

LANDSCAPE CODE REQUIREMENTS (PECOS ROAD STREET FRONTAGE - LOTS B & D)		
ROW LANDSCAPE	REQUIRED	PROVIDED
1 TREE PER 25 LF - 521 LF	21 TREES	**NOT PROVIDED
3 SHRUBS PER TREE	63 SHRUBS	63 SHRUBS

****NOTE: REQUIRED PECOS RD ROW/PARKSTRIP TREES, ALONG LOTS B & D, ARE NOT PROVIDED DUE TO CONFLICT WITH EXISTING 16" WATER UTILITY LINE. FUTURE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING REQUIRED RIGHT OF WAY TREES ALONG PROPERTY ROW.**

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CONSTRUCTION
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Kimley-Horn and Associates, Inc.

Horizontal Scale: 1"=30'
Vertical Scale: N/A



NEW FACILITY FOR:
ROCK CLIMBING and FITNESS

Design Project No.: 291381000

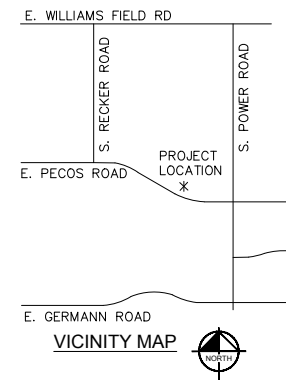
LANDSCAPE
COVER
81000LA.dwg




















Drawing No.:
LA01
01 OF 04 SHEETS

LOT B
APN: 313-17-587
ZONING: GC
LAND USE: UNDEVELOPED
NOT A PART

LOT G
APN: 313-17-592
ZONING: LI
LAND USE: UNDEVELOPED
NOT A PART

LOT F
APN: 313-17-591
ZONING: LI
LAND USE: UNDEVELOPED
NOT A PART



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	DS	16	Dalbergia sissoo	Rosewood	24" BOX
	EE	15	Ebenopsis ebano	Texas Ebony	24" BOX
	PD	23	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" BOX
	QV	25	Quercus virginiana	Southern Live Oak	36" BOX
	UP	9	Ulmus parvifolia	Chinese Elm	24" BOX
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AG	110	Agave geminiflora	Twin Flowered Agave	5 GAL
	AM	73	Agave americana 'Medio-picta Alba'	Striped Century Plant	5 GAL
	AP	26	Agave parryi	Parry's Agave	1 GAL
	DW	33	Dasyllirion wheeleri	Desert Spoon	5 GAL
	EN	32	Encelia farinosa	Brittle Bush	5 GAL
	HB	77	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucca	5 GAL
	HF	17	Hesperaloe funifera	Giant Hesperaloe	5 GAL
	LC	27	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 GAL
	LN	124	Lantana camara 'New Gold'	New Gold Lantana	5 GAL
	LR	21	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage	5 GAL
	MN	99	Muhlenbergia rigida 'Nashville' TM	Purple Muhly	1 GAL
	SV	83	Simmondsia chinensis 'Vista'	Compact Jojoba	5 GAL
	TG	40	Tecoma stans 'Lonesp'	Gold Star Yellow Bells	5 GAL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	D2	54,988 sf	1/2" SCREENED GOLD DECOMPOSED GRANITE	Match adjacent - 2" depth min.	-

dcb construction company, inc.
 309 East 52nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.287.3697 • www.dcb.com

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Kimley-Horn
Kimley-Horn and Associates, Inc.

Horizontal Scale: 1"=30'
Vertical Scale: N/A

Kimley»Horn

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1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480) 207-2666

NEW FACILITY FOR:
ALTA CLIMBING and FITNESS

3193 S. Ranch House Court, Gilbert AZ 85297

Design Project No.:
291381000

Drawing Title:
**LANDSCAPE
PLAN**
81000LA.dwg

Drawing No.:
LA02
02 OF 04 SHEETS

\\E:\V_Civil\291381000 - ALTA Climbing & Fitness\CAD\DRB\81000LA.dwg, Mar 10, 2020 Ryan Schwarzer
REFERENCES: x81000b x81000LA x81000VS x81000up-sp x81000ut x81000ul x81000up x81000pt x81000tp x81000la_w
NOTES: THIS DRAWING AND ITS CONTENTS ARE PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. NO OTHER USES, REVISIONS, OR MODIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD. REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD IS STRICTLY PROHIBITED.

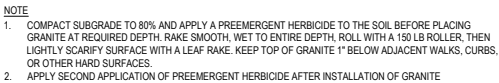
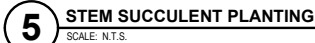
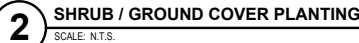
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AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

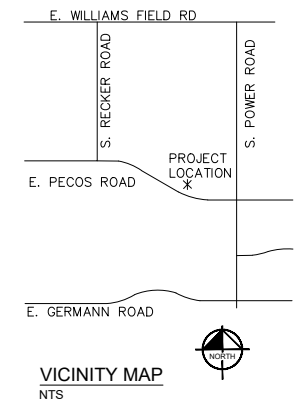
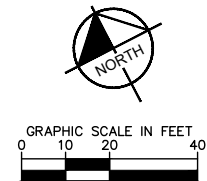
7 BACKFILL AND FERTILIZER NOTES

SCALE: N.T.S.



8 DECOMPOSED GRANITE INSTALLATION





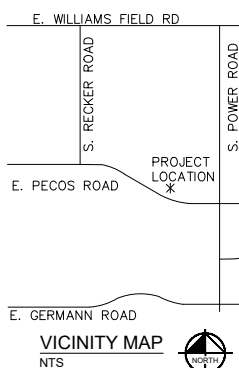
Contact Arizona 811 at [least two full] working days before you begin excavation

ARIZONA 811

Call 811 or click Arizona811.com

01 OF 03 SHEETS

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909 East 62nd Avenue • Denver, CO 80231



Design Project No.:
291381000

Drawing Title:

GRADING AND
DRAINAGE PLAN

81000GD.dwg

Drawing No.:

GD-02

02 OF 03 SHEETS

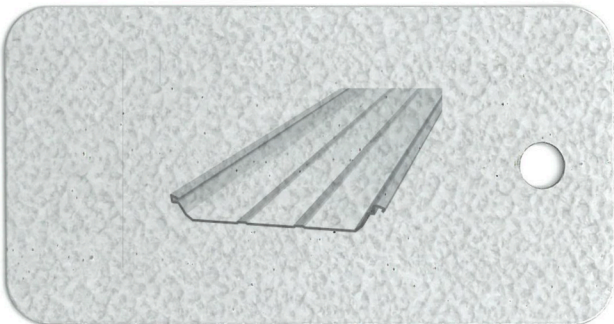
Contact Arizona 811 at least two full working days before you begin excavation.

ARIZONA 811

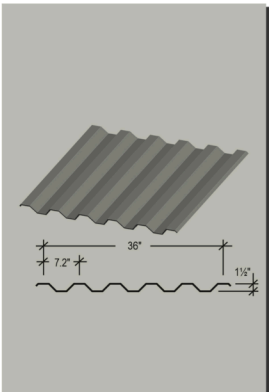
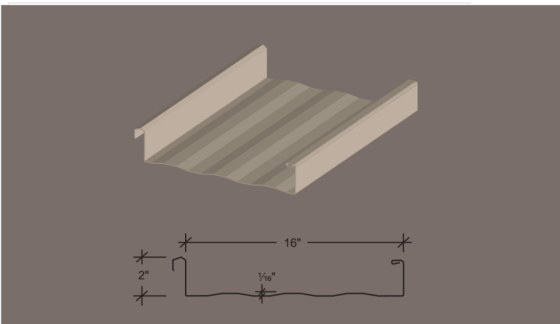
Call 811 or click Arizona811.com

3193 S. Ranch House Court, Gilbert AZ 85297

RF-1:
STANDING SEAM METAL ROOF SYSTEM
MFR: METALLIC BUILDING COMPANY
STYLE: DOUBLE-LOK
COLOR: GALVALUME



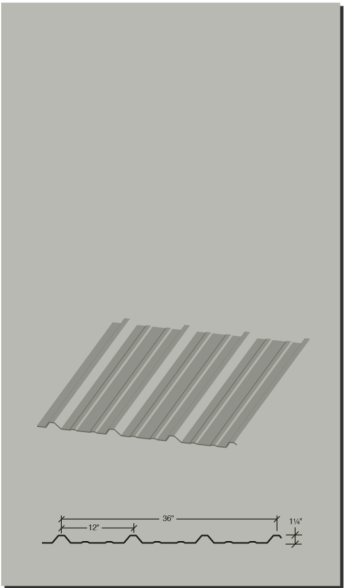
RF-2: ENTRY CANOPY
STANDING SEAM METAL ROOF SYSTEM
MFR: METALLIC BUILDING COMPANY
STYLE: SUPERLOK
COLOR: CHARCOAL GRAY



MP-4: TRASH ENCLOSURE GATES
MFR: MBCI
STYLE: HORIZONTAL 1 1/2" 'B'-DECK
EXPOSED FASTENER METAL PANEL
SYSTEM
COLOR: MATCH MP-2



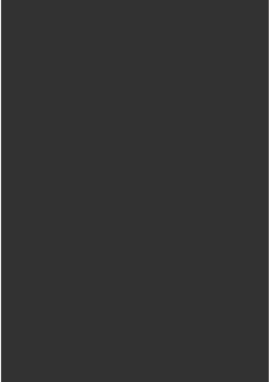
MP-1
VERTICAL METAL PANEL SYSTEM
MFR: METALLIC BUILDING CO.
STYLE: 'PBR' EXPOSED FASTENER
SYSTEM
PANEL WIDTH: 36" WITH 12" VERTICAL
RIB CENTERS
COLOR: RUSTIC RED
TEXTURE: SMOOTH



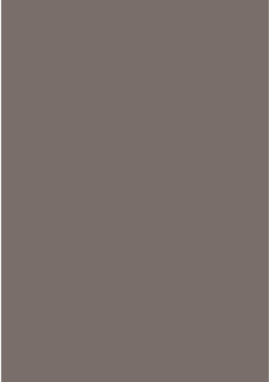
MP-2
VERTICAL METAL PANEL SYSTEM
MFR: METALLIC BUILDING CO.
STYLE: 'PBR' EXPOSED FASTENER
SYSTEM
PANEL WIDTH: 36" WITH 12" VERTICAL
RIB CENTERS
COLOR: ASH GRAY
TEXTURE: SMOOTH



MP-3
ALUMINUM COMPOSITE METAL
PANEL (ACM)
MFR: DOUGLAS COLONY (OR EQ)
PANEL SIZE: CUSTOM
COLOR: REGAL WHITE
TEXTURE: SMOOTH



PT-1:
(COLUMNS/BEAMS/RAILINGS/
MISC METALS)
COLOR: MATCH BEHR
ASTRONOMICAL N450-7



CONC-2: (EAST PATIO WALLS)
COLOR: MATCH BEHR
KINDLING N200-6 (OR SIM)



GL-1:
GLAZING-WINDOWS AT
CLIMBING WALL (SOUTH)
MFR: VITRO ARCH. GLASS
GLASS TYPE: SOLARBAN 60
LOW-E
COLOR: CLEAR



GL-2:
GLAZING-ALL OTHER WINDOWS
AND OVERHEAD DOORS
MFR: VITRO ARCH. GLASS
GLASS TYPE: SOLARBAN 60
LOW-E/SOLARGRAY
COLOR: LIGHT GRAY TINT



MECHANICAL SCREENWALLS:
1X4 NOM RED CEDAR SLATS
COLOR: CLEAR



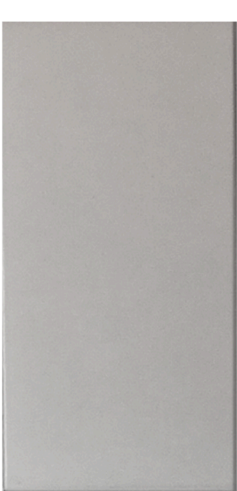
CONC-1
CONCRETE SITE WALL WITH
TEXTURED COATING
COLOR: MATCH MP-2
ACCENT COLOR: MATCH MP-1
TEXTURE: LIGHT STUCCO



CMU-1:
CONCRETE MASONRY UNIT (CMU)
WAINSCOTS
MFR: BASALITE (OR EQUAL)
COLOR: 807R
TEXTURE: COMBED



SF-1:
ALUMINUM STOREFRONT
SYSTEM-AT CLIMBING WALL
(SOUTH)
MFR: KAWNEER OR EQ
COLOR: BLACK ANODIZED



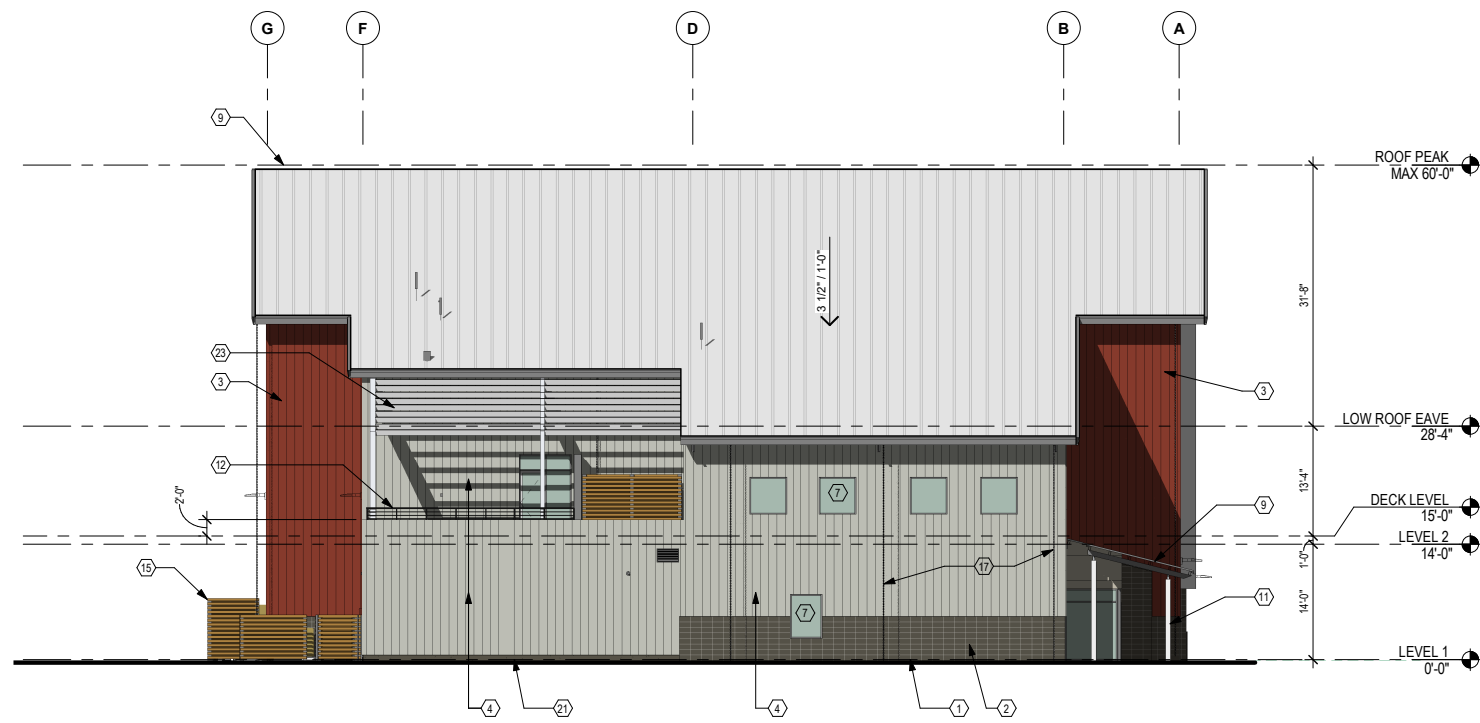
SF-2:
ALUMINUM STOREFRONT AND
ENTRANCE SYSTEM
MFR: KAWNEER OR EQ
COLOR: CLEAR ANODIZED



ALTA CLIMBING AND FITNESS GILBERT, ARIZONA

EXTERIOR MATERIALS AND COLORS SAMPLE BOARD
MARCH 06, 2020

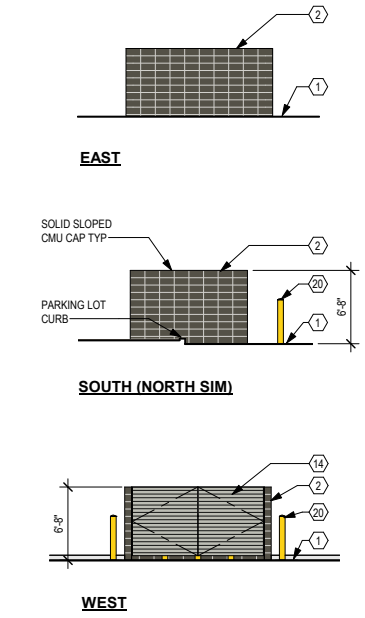




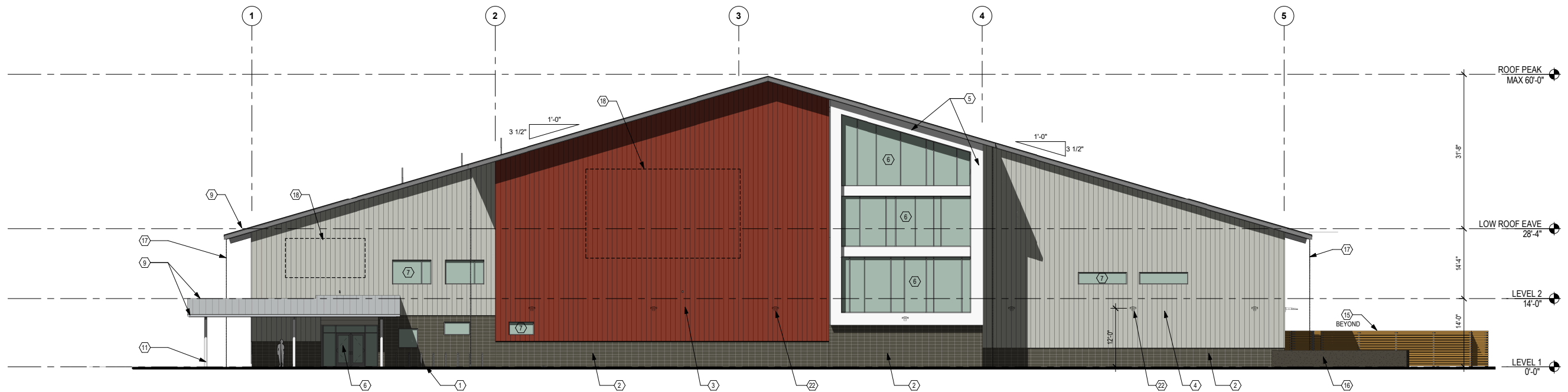
1 WEST ELEVATION



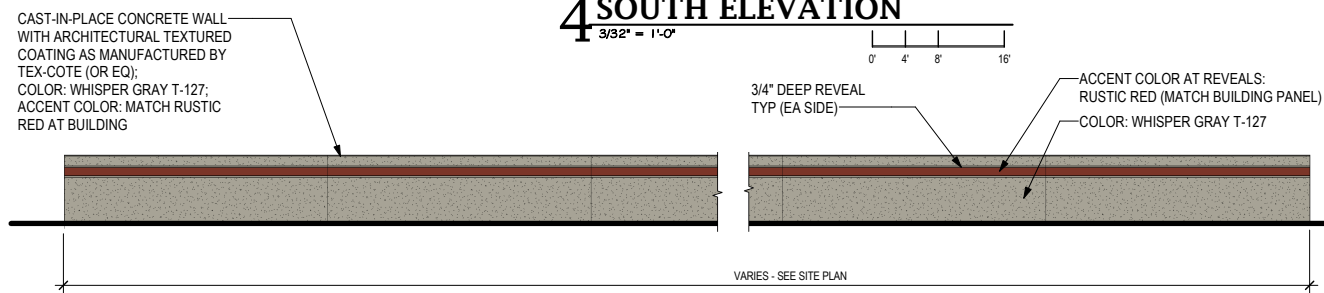
2 SW CORNER TO ENTRY



3 TRASH ENCLOSURE



4 SOUTH ELEVATION

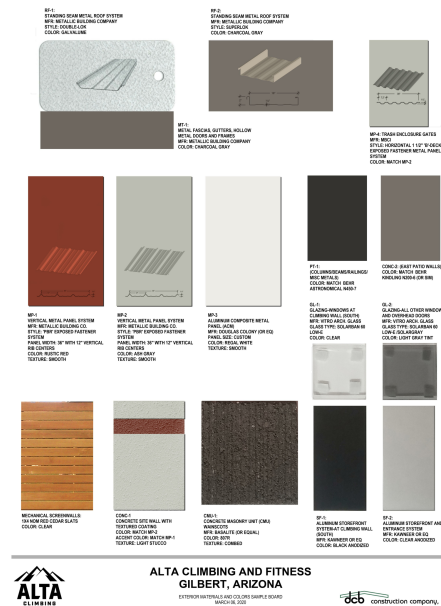
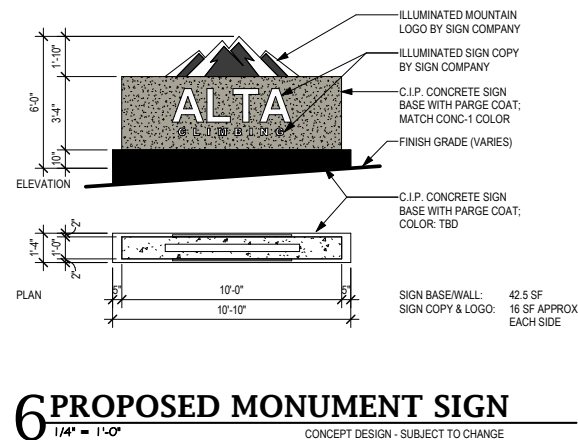


5 ELEVATION - SITE SCREENWALLS

ELEVATION KEYNOTES

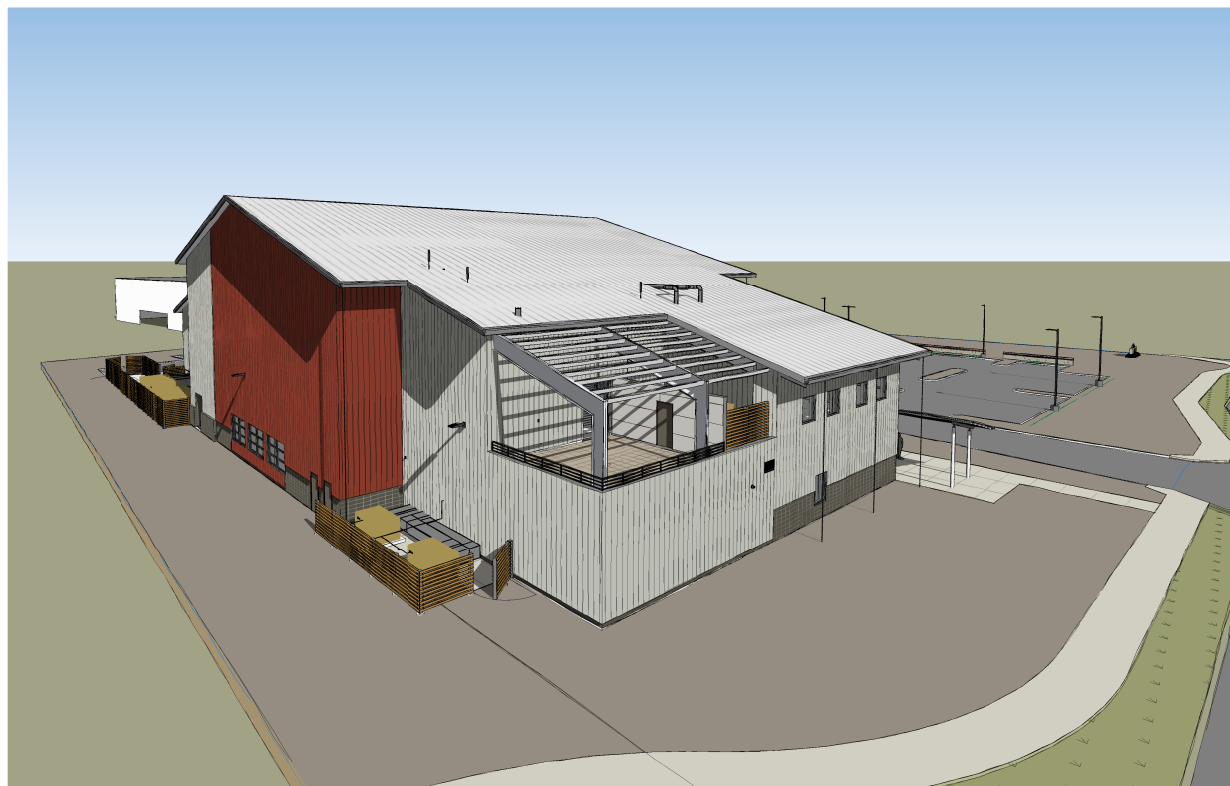
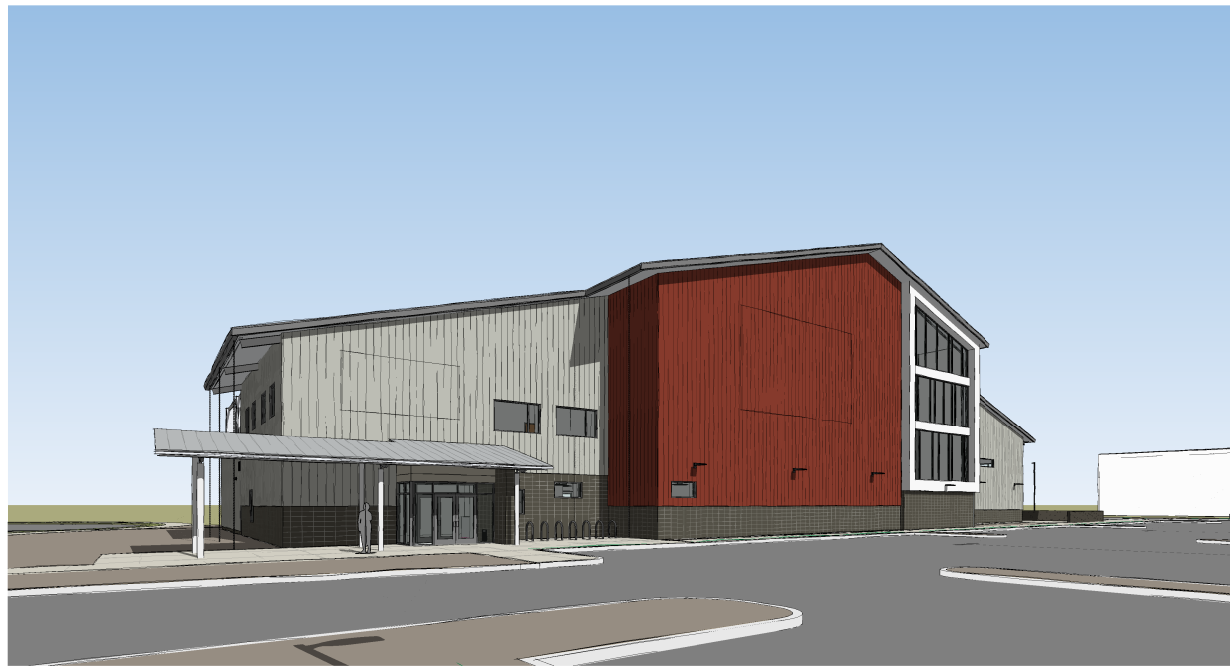
- | | | | |
|----|---|----|---|
| 1 | FINISH GRADE, RE: CIVIL PLANS | 12 | STEEL GUARDRAIL; PT-1 |
| 2 | CONCRETE MASONRY UNITS; CMU-1 | 13 | STANDING SEAM METAL ROOF SYSTEM; RF-2; GUTTERS & TRIM MATCH MT-1 |
| 3 | METAL PANEL; MP-1 | 14 | TRASH ENCLOSURE STEEL GATES; MP-4 |
| 4 | METAL PANEL; MP-2 | 15 | WOOD FENCE SCREENWALL FOR MECHANICAL EQUIPMENT |
| 5 | METAL PANEL; MP-3 | 16 | CAST-IN-PLACE CONCRETE PATIO WALL; SMOOTH FINISH; COLOR: CONC-2 |
| 6 | ALUMINUM STOREFRONT SF-1; W/ CLEAR LOW-E INSULATED GLAZING; GL-1 | 17 | RAIN CHAIN; ANCHORED TO GUTTER AND AT GRADE |
| 7 | ALUMINUM STOREFRONT SF-2; W/ TINTED LOW-E INSULATED GLAZING; GL-2 | 18 | PROPOSED LOCATION OF IDENTIFICATION (BRANDING) WALL SIGN(S) BY OWNER, UNDER SEPARATE PERMIT |
| 8 | HOLLOW METAL DOOR AND FRAME; COLOR: MATCH MT-1 | 19 | SES PANELS IN WALL RECESS |
| 9 | PEMB STANDING SEAM METAL ROOF SYSTEM - RF-1; WITH GUTTERS & TRIM COLOR MT-1 | 20 | STEEL PIPE BOLLARD - PAINTED; COLOR TBD |
| 10 | OVERHEAD FULL-VISION DOOR: GLASS TO MATCH GL-2; METAL TO MATCH SF-1 | 21 | CONCRETE CURB WITH PARGE COAT; COLOR: CONC-2 |
| 11 | STEEL CANOPY COLUMN OR BEAM; PAINTED PT-1 | 22 | WALL-MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS |
| | | 23 | EXPOSED ROOF PURLINS; PAINTED; COLOR: MATCH MT-1 |

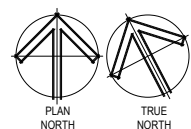
SECTION



- 12 STEEL GUARDRAIL; PT-1
- 13 STANDING SEAM METAL ROOF SYSTEM; RF-2; GUTTERS & TRIM MATCH MT-1
- 14 TRASH ENCLOSURE STEEL GATES; MP-4
- 15 WOOD FENCE SCREENWALL FOR MECHANICAL EQUIPMENT
- 16 CAST-IN-PLACE CONCRETE PATIO WALL; SMOOTH FINISH; COLOR: CONC-2
- 17 RAIN CHAIN; ANCHORED TO GUTTER AND AT GRADE
- 18 PROPOSED LOCATION OF IDENTIFICATION (BRANDING) WALL SIGN(S) BY OWNER;
UNDER SEPARATE PERMIT
- 19 SES PANELS IN WALL RECESS
- 20 STEEL PIPE BOLLARD - PAINTED; COLOR TBD
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- 22 WALL-MOUNTED LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS
- 23 EXPOSED ROOF PURLIN; PAINTED; COLOR: MATCH MT-1



[illegible]



FIRST FLOOR:	20,711 SQUARE FEET
MEZZANINE:	8,009 SQUARE FEET
TOTAL:	28,720 SQUARE FEET



3193 S. Ranch House Court, Gilbert AZ 85297

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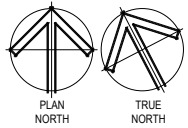
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1

2

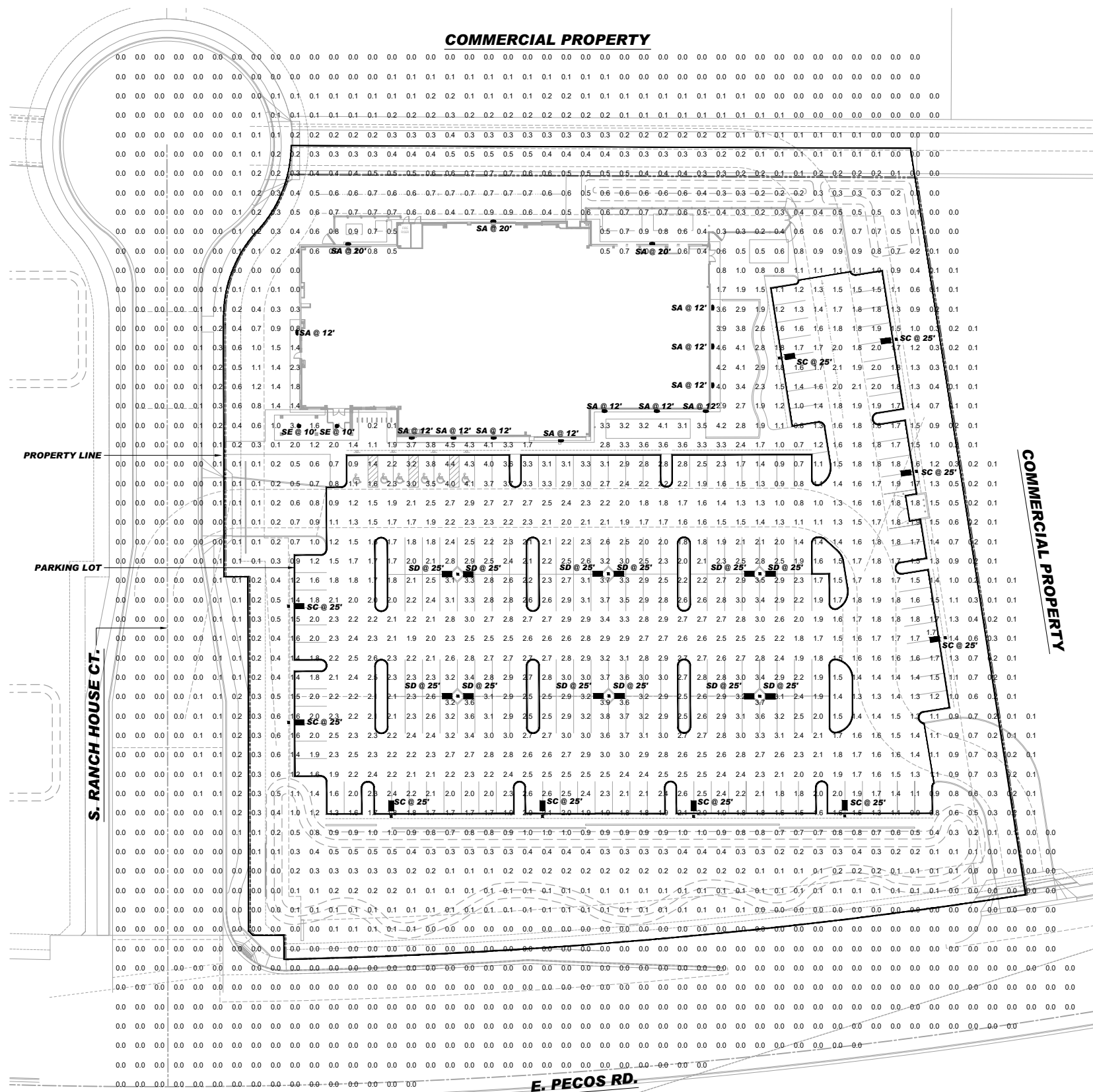
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1


$$3/32'' = 1'-0''$$

A horizontal number line with four vertical tick marks. Below the line, the tick marks are labeled from left to right as 0', 4', 8', and 16'.





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3193 S. Ranch House Court, Gilbert AZ 85297

Drawing Title

PHOTOMETRIC
PLAN

E01
19 OF 20

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Extents	0.9 fc	4.6 fc	0.0 fc	N/A	N/A
Parking Lot	2.2 fc	4.4 fc	0.7 fc	6.3:1	3.1:1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	14	Lithonia Lighting	DSXW1 LED 10C 1000 30K TFTM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 1000mA.	LED	1	3673	1	38.8
	SC	10	Lithonia Lighting	DSX1 LED 30C 1000 30K T3M MVOLT HS MA	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 1000mA WITH HOUSE SIDE SHIELD, FOR MAST ARM MOUNTING	LED	1	5668	1	104.19
	SD	12	Lithonia Lighting	DSX1 LED 30C 1000 30K TFTM MVOLT MA	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 1000mA, FOR MAST ARM MOUNTING	LED	1	8046	1	104.66
	SE	2	Modern Forms by WAC Lighting	FM-W9100-BK	LED Outdoor Flush Mount	LED	1	924	1	17.6

D-Series Size 1 LED Wall Luminaire

d'series

Specifications Luminaire

Width: 13-3/4"
(34.9 cm)

Depth: 10"
(25.6 cm)

Height: 6-3/8"
(16.3 cm)

Back Box (BBW, ELCW)

Width: 13-3/4"
(34.9 cm)

Depth: 4"
(10.2 cm)

Height: 6-3/8"
(16.3 cm)

BBW Weight: 5 lbs
(2.3 kg)

ELCW Weight: 10 lbs
(4.5 kg)

For 3/4" NPT side-entry conduit (BBW only)

Catalog Number

Notes

Type

SA

Fit the Tab key or mouse over this page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-modern applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Series	LED	Power (watt)	Color temperature	Beam/distribution	Mounting	Mounting	Control options	
DSXW1 LED	10C	10 LEDs (low energy)	350 350 mA	30K 3000 K	T25 Type II Short	MVOLT ¹ 120 ¹	Shipped included (blank) Surface mounting bracket	Shipped installed Plastic control, button type ¹
	20C	20 LEDs (low energy)	530 530 mA	40K 4000 K	T24 Type I Medium	208 ¹	BBW Surface-mounted back box (for conduit entry) ¹	DMC 6-10" downlights pulled outside fixture (for use with an external controller, ordered separately)
			50K 5000 K	T3M Type II Medium	240 ¹	277 ¹		PRB 180° motion/ambient light sensor <15 mpy ¹
			AMPC ² Ambient phosphor converted	T4T4 Forward Thru Medium	347 ¹	480 V ¹		PRB 180° motion/ambient light sensor 15-30 mpy ¹
				ASYD Asymmetric diffuse				PRB1FCV Motion/ambient sensor 8-15' mounting height, ambient sensor enabled at 16-17'
								ELCW Motion/ambient sensor 15-37' mounting height, ambient sensor enabled at 16-17'
								Emergency battery backup (includes external component enclosure), non CE compliant ¹³

Color options	Material finishes
Shipped installed SF Single face (120, 277 or 347V) ¹⁰ DF Double face (208, 240 or 480V) ¹⁰ HS House-side shield ¹¹ SPD Separate surge protection ¹²	With accessories DDBKD Dark bronze DBLKD Black DNALD Natural aluminum DNWHD White DSXKD Sandstone DDBTBD Textured dark bronze DBLBD Textured black DNATKD Textured natural aluminum DWHGD Textured white DSSTBD Textured sandstone

Accessories

Options and Special Requests

NOTES

- 20C 1000 is not available with PRB, PRB1PR1FCV or PRB1PR1FCV.
- MVOLT driver operates on any line voltage from 120-277V (DSB60) only.
- Single face (SF) requires 120, 277 or 347 voltage options. Double face (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 7000K or 10000K. Not available with PRB or PRB1.
- Back box ships installed on fixture. Cannot be field-installed. Cannot be ordered as an accessory.
- Photoelectric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors PRB or PRB1.
- Reference Motion Sensor table on page 3.
- Cold weather (<20C) rated. Not compatible with conduit entry applications. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES fuses located on product page at www.lithonia.com.
- Not available with SPD.
- Not available with ELCW.
- Not available with ELCW.
- Not available with ELCW.
- Not available with ELCW.
- Not available with ELCW.

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DSXW1 LED
Rev. 2/21/2019

D-Series Size 1 LED Area Luminaire

Model Number	
Series	
Finish	SC,SD

Go to the link top or bottom page to see all associated documents.

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	13" (0.33 m)
Width:	13" (0.33 m)
Height H1:	7-1/2" (0.19 m)
Height H2:	3-1/2" (0.09 m)
Weight (max):	27 lbs (12.3 kg)

Introduction

The modern styling of the D-Series is striking yet understated - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBX

DSX1 LED			EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBX		
Series	Options	Color temperature	Optic/curve	Voltage	Mounting
DSX1 LED					
Forward optics			T1S Type I short	TSVS Type V very short	MVOLT ¹
P1	P4	P7	T2S Type II short	T3VS Type V short	120 ⁴
P2	P5	P8	T2M Type II medium	T3M Type V medium	208 ⁴
P3	P6	P9	T3S Type III short	T3W Type V wide	240 ⁴
Rated optics			T3M Type III medium	BLC Backlight cutoff ²	277 ⁴
P10 ³	P12 ³		T4M Type IV medium	LCO Left corner cutoff ²	347 ^{4,5}
P11 ³	P13 ³		TFTM Forward throw medium	RCCO Right corner cutoff ²	480 ^{4,5}
					Shipped separately
					KMAR DDBX U Must arm mounting bracket adaptor (specify finish) ⁶
Control options			Driver options		
Shipped installed			Shipped installed		
NLTAIR2	n-light 8-ft generation 2 enabled ¹		PIR	High flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5K ^{10,11}	DDBX2 Dark bronze
PIRHN	Network, high-flow motion/ambient sensor ¹		PIRHN	High flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ^{10,11}	DDBX0 Black
PER	NEMA twist-lock receptacle only (controls ordered separately) ^{1,12}		PIRHNFCV	High flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5K ^{10,11}	DMAXD Natural aluminum
PERS	Free-pole receptacle only (controls ordered separately) ^{1,12}		PIRHNFCV	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ^{10,11}	DDBX0 White
PERZ	Seven-pin receptacle only (controls ordered separately) ^{1,12}		PIRHNFCV	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5K ^{10,11}	DDBX0 Insulated dark bronze
DWG	0-10v dimming wires pulled outside fixture (for use with an external controller ordered separately) ¹⁴			IRF	IRF1000 Textured black
DS	Dual switching ^{12,13}			Shipped separately	
				BS	BS1000 Textured natural aluminum
				ECS	ECS1000 Textured white
					External glass shield ¹⁴

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DSX1-LED
Rev. 12/18/18
Page 1 of 8

VESSEL- model: FM-W9100

LED Outdoor Flush Mount

Flush Mount
FM-W9100

PRODUCT DESCRIPTION

Minimalist and modern, these simplified cylinders project incredible light inside and out with advanced proprietary LED technology. Crafted from die-cast aluminum, Vessel provides effortless versatility with its easy-to-pair shape and neutral finishes.

FEATURES

- Universal driver (120V-220V-277V)
- **Color Temp: 3000K** (2700K and 4000K available special order)
- **CRI: 90**

SPECIFICATIONS

Construction: Die-cast aluminum construction with silk-screened glass



Light Source: High output LED

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer

Mounting: Mounts directly to junction box

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), White (WT)

Standards: ETL & cETL Wet Location listed, IP-66 Rated, ADA Compliant

Type	Model	Wattage	LED Lumens	Delivered Lumens	Rated Life	Photometric	Finish
 Flush Mount	FM-W9100	16.5W	1167	924	71,000 hr		AL Brushed Aluminum BK Black BZ Bronze WT White

Example: FM-W9100-WT

For 2700K add "-27"; 4000K add "-40" before the finish: **FM-W9100-WT-27**

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Phone (800) 526.2388
Fax (800) 526.2385

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Port Washington, NY 11050

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NEW FACILITY FOR:
ALTA CLIMBING and FITNESS

3193 S. Ranch House Court, Gilbert AZ 85297

Design Project No.	19-915
Drawing Title	LIGHTING DETAILS
Drawing No.	

Drawing No.

E02
20 OF 20

BELFAY ENGINEERING P.C.
 Mechanical/Electrical Consulting Engineers
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 Denver, CO 80204 FAX: (303) 892-5979
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